

Cobb's Landing Community Association Annual Membership Meeting

Wednesday June 18, 2025, at 7:15 pm

St. Lukes meeting room, 2757 Alderman Rd, Palm Harbor

Proposed MINUTES

Call of the roll and certifying of proxies. – with 123 proxies, a quorum was established. Board members present were Mike Nadeau, Sue Hamill, and Jim Lewchuk. Cindy Alexopoulos represented M & A. Monique Parker of Rabin Parker Gurley was also present. The meeting was called to order at 7:17 PM.

Proof of Notice of Meeting – on file

Reading and Approval of 2024 Annual Meeting minutes – Sue made a motion to approve the minutes as submitted. Mike seconded and the motion carried.

Reports of Officers

President's Report – Mike thanked Jackie Stubba for coordinating and completing several projects including the community pier, 2 new wells, repair and repainting of the perimeter wall, front entry risers, swan walls and landscaping. He also credited Jackie with obtaining the Spectrum agreement and eliminating the boat ramp annual fee. He and Jackie went over the roads project; including both the progress and future plan.

Treasurer's Report – Cindy went over the financials.

Homeowner Input – one homeowner expressed concern regarding the bird droppings on the new pier. It was explained that the janitorial company should be addressing this, but we may need to increase the frequency.

Mike asked Monique (attorney) to go over a few items.

Discussion took place and included the following:

- Park hours – it is posted open sunrise to sunset. Monique explained that without lighting, these areas should not be posted as open for use during the dark. These signs protect members and the association from liability. But residents may still walk through.
- Violations – Monique discussed the difference between enforcement and violation of rules. The association should send a violation when a rule is broken and identifiable. Enforcement should be through police as needed and not be through the association.
- Cameras and key fobs can be used to identify rules infractions.
- Background checks for users of camera access – Monique explained this is not necessary and does not recommend these. There is no expectation of privacy at the park, pier, playground, etc. There is an approved attorney written policy for Board members to have access to cameras. She would support background checks on vendors that have direct access to children. (i.e. Santa)

Vote to Rollover Surplus Funds Rollover – proxies unanimously voted yes

Adjournment - The meeting adjourned at 8:01 PM.

Key Community Accomplishments This Year

- **New Community pier built and open, with an access ramp**
- **2 new Wells**
- **Repaired / repainted complete Perimeter wall**
- **Replaced climbing vines on four swan entrance walls with stacked stone**
- **Replaced climbing vines on the entrance riser walls with upscale stone**
- **New Cobb's Landing lettering and swan logo on order for entrances**
- **Re-landscaped Shoreline entrance median**
- **Planted Podocarpus shrubs to hide the wells and reclaimed water pump**
- **Identified and secured Spectrum payment to CLCA \$133,700**
- **Found and contracted improved full service landscape service vendor**
- **Fully re-mulched main playground to code**
- **Found and contracted improved Lake Tarpon weed control service vendor**
- **Contracted new holiday lights vendor for Nov-Dec. 2025**
- **Stayed under Budget (!)**
- **Eliminated annual Ramp Access fee**
- **Strength of Neighbors during two back to back storms, #Cobb's Landing Strong!**

Cobb's Landing Community Association Annual Meeting

OUR TEAM OF EXPERTS

- HOA Management: Jaime Ballard (M&A co-owner, President of Community Associations Institute local Suncoast chapter, and FL Legislative Alliance member)
- HOA Management: Dominck Scannavino (M&A founder, 10 years FL Legislative Alliance member, Community Associations Institute)
- M&A Manager: Cindy Alexopoulos (Licensed Community Association Manager, M&A)
- M&A Admin: Carla Lanzilotta-Varas (Admin Assistant)
- M&A Bookkeeping: Debbie Reith and Erica Yates (Accounting Dept)
- HOA Attorneys: Monique Parker, Ben Rabin, and Adam Gurley
- HOA Collections: Valeska (Legal Collections dept of Rabin Parker Gurley)
- HOA CPA, audits, and tax consultant: Percy Legendre (founder Bashor Legendre)
- HOA Reserves: Matt Kuisle (Reserve Advisors, district VP)
- Marine Engineer: Terri Skapi (engineer expert Lake Tarpon advisor)
- Environmental Engineer: Bill Reidy (senior project engineer land advisor)
- HOA Insurance: Adam Lopatin (USI insurance, senior partner)
- Landscape: Paul Woods (Professional Landscape consultant)
- Landcare Irrigation Consultants: Ballenger
- Sheriff: Deputy Chuck Skipper (Law Enforcement, Community Watch)
- DRB: Bill Sweetnam, Real Estate & Land Development Project Consultant
- DBR Color Consultant: Lisa Vickery (Interior Design professional)
- Commercial Painting Consultant: Sherwin Williams regional advisor
- Electrical Specialists: Erwin Electric

Pinellas Capital Improvements Dept and Urban Forestry Dept

COBB'S LANDING PROJECT

For the first time in 40 years our community streets will be fully re-paved, at a cost of over \$4 million. Be prepared for road equipment, work crews, and safety cones. Please use caution and parking in the street will be limited at times.

- **Phase One preparation** They are targeting end of July time frame to start Phase One in Pinnacle and Sanctuary Two to repair or replace select sidewalks and gutters. Some tree roots will be shaved to flatten certain sections of sidewalks and curbs. The county once again inspected the trees in Pinnacle two weeks ago to determine if they (the county) can simply shave the roots or if select trees need to be removed.

When Phase One starts, the county will remove sections of sidewalks and curbs requiring repair and perform one final inspection underneath road or curb to determine which trees must be removed. The county arborists make this final determination, not the Board or homeowner. If extensive roots need to be removed, they will instead remove the entire tree. MAP below shows trees most likely to be removed.

- **Phase Two paving** (after Oct 2025): Phase Two re-paving of the street will not occur until after October.

Residents with trees targeted to be removed will get letters from Pinellas County. In some cases when sidewalk panels and street gutters are removed, they will confirm if tree root damage is too extensive to save a specific tree. In Sanctuary One, a few trees targeted have been saved. And a few trees not targeted in advance will need to be removed. The arborists are trying their best to save trees, not remove them.

The MAP on back page shows trees “most likely” to be removed, but a few others may also need to be added.

REPLANTING

The County is obligated to plant \$300,000 worth of new trees within our county to mitigate those removed. The Urban Forestry and Landscape Services Dept is in charge of this part.

- Any planting of new trees will happen toward the end of the project as streets are paved.
- Cobb's Landing has limited open space available, according to their initial survey, Alderman Road will likely get some new trees.
- Planting may possibly take place between Nov 2025 and March 2026, but nothing is confirmed.
- It is “possible” a few homes may qualify for new trees in their front yards if at least 5 feet away from sidewalks, and not up against the homes.

Urban Forestry Dept will survey optional open spots as the time get closer to planting new trees. Our feedback will be considered, but ultimately the County has the final say in where planted trees meet their guidelines.

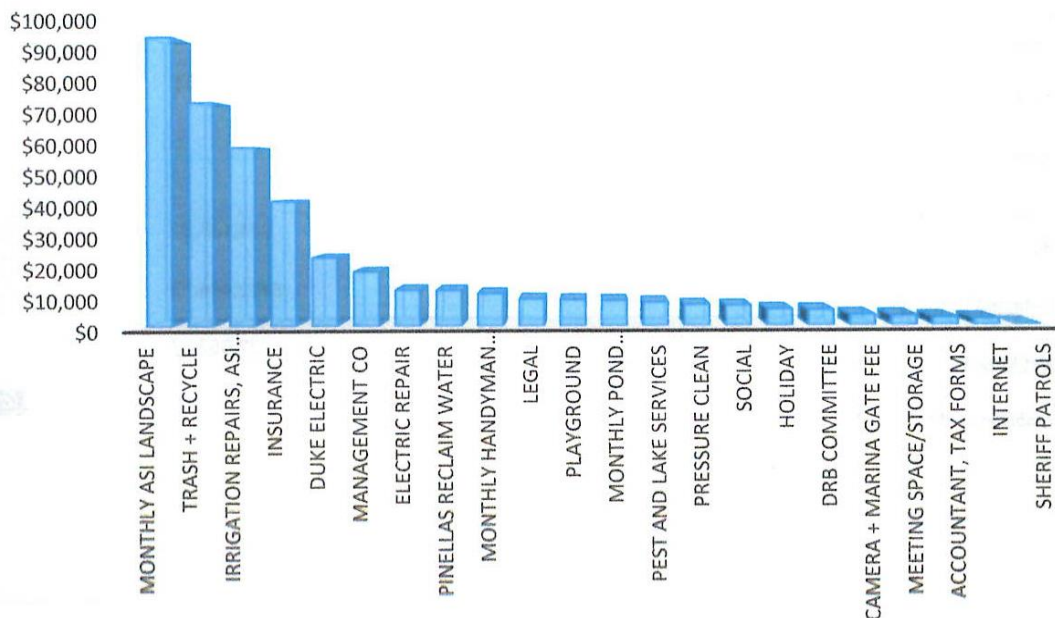
DAMAGED SOD AND IRRIGATION SYSTEMS

If damage occurs to your irrigation system, the county will cap the line at that spot so the rest of your zones will still work. They will follow up later to replace the sod and fix broken irrigation lines. Can a homeowner fix their irrigation system and plant new sod themselves? Yes, at your own expense. Two potential benefits include the repair is quicker and your hired irrigation company provides a warranty directly to you.

We will keep you updated as additional details become available.

CLCA Main Expense Categories	2023-2024	2024-2025
Category	last year	this year
monthly ASI landscape	\$95,556	\$95,949
Trash + Recycle	\$99,151	\$74,302
Irrigation repairs, ASI extras	\$60,449	\$59,400
Insurance	\$30,226	\$41,427
Duke electric	\$16,229	\$22,810
Management co	\$20,560	\$18,131
Electric repair	\$2,668	\$12,011
Pinellas reclaim water	\$14,899	\$11,884
monthly handyman services	\$9,518	\$10,800
Legal	\$12,817	\$8,950
Playground	\$938	\$8,702
monthly Pond Maintenance	\$8,797	\$8,439
Pest and Lake services	\$6,350	\$7,850
Pressure clean	\$0	\$6,985
Social	\$5,726	\$6,668
Holiday	\$10,800	\$5,400
DRB Committee	\$5,615	\$5,200
Camera + Marina Gate fee	\$819	\$3,520
meeting space/storage	\$3,113	\$3,200
Accountant, tax forms	\$5,595	\$2,500
Internet	\$1,110	\$2,042
Sheriff patrols	\$2,406	\$0
TOTAL	\$413,342	\$416,170

2024-2025 expenses



Cobb's Landing Community Association, Inc.**Balance Sheet****5/31/2025****Assets****Operating**

1010-001 - Cash Account-Old Mgmt Co	(\$950.97)	
1010-005 - Cash-Checking-Servis1st	\$190,498.72	
1041-010 - Cash-MMA-Bank United - Old Mgmt	\$162,576.94	
1110-000 - A/R-Maintenance Fees	\$7,268.80	
1122-000 - A/R-PCB	\$283.77	
1187-000 - A/R-Clearing	\$500.00	
1190-000 - Allowance for Bad Debts/Prov for Uncollect	(\$1,832.93)	
1410-000 - Prepaid Insurance-General	\$24,238.41	
1420-000 - Prepaid Expense	\$17,960.78	
1500-001 - Utility Deposits-Electric	\$2,290.00	
2500-000 - Contractors Deposit	<u>\$10,000.00</u>	
<u>Operating Total</u>		\$412,833.52

Reserve

1041-005 - Cash-MMA Servis1st	\$84,163.21	
<u>Reserve Total</u>		\$84,163.21

Assets Total**\$496,996.73****Liabilities and Equity****Operating**

2010-000 - Accounts Payable	\$4,524.90	
2011-000 - Accounts Payable-Accrued	\$2,323.91	
2020-000 - Sales Taxes Payable	\$86.50	
2410-000 - Unearned Revenue-Billings	\$49,790.00	
2420-000 - Unearned Inc-Spectrum 10 Yr. Contract rebate	\$129,243.32	
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$15,754.51	
2470-001 - Security Deposit - Tennis Court Fob	\$200.00	
2520-000 - Security Deposit - Marina Key	\$8,673.38	
2520-001 - Security Deposit - Tennis Court Fob	\$7,700.00	
<u>Operating Total</u>		\$218,296.52

Reserve

3080-000 - Reserve Fund-Interest	\$17,102.54	
3090-000 - Reserve Fund-Pooling	<u>\$67,060.67</u>	
<u>Reserve Total</u>		\$84,163.21

Retained Earnings**\$172,484.73****Net Income****\$22,052.27****Liabilities & Equity Total****\$496,996.73**

RESERVE EXPENDITURESCobb's Landing
Community Association
Palm Harbor, FloridaExplanatory Notes:
1) 3.5% is the estimated inflation rate for estimating future replacement costs.
2) FY 2024 is fiscal year beginning July 1, 2023 and ending June 30, 2024.

Years:

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event (2024)	Life Analysis Years Useful Remaining	Unit Cost (2024)	Costs Per Phase (2024)	FY 2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Property Site Elements																								
4.020	1,950	1,950	Square Yards	Asphalt Pavement, Patch, Seal Coat, and Striping, Parking Areas	2028	3 to 5	2	2.50	4,875															
4.021	1,700	1,700	Square Yards	Asphalt Pavement, Patch and Seal Coat, Walking Paths	2028	3 to 5	2	2.30	3,910															
4.040	1,950	1,950	Square Yards	Asphalt Pavement, Mill and Overlay, Parking Areas	2034	15 to 20	10	15.50	30,225															
4.080	1,700	1,700	Square Yards	Asphalt Pavement, Total Replacement, Walking Paths	2030	15 to 20	6	23.50	39,950															
4.111	1,500	1,500	Square Feet	Soil Ramp, Concrete	2035	10 to 15	11	35.00	52,500															
4.329	1	1	Each	Gazebos, Partial Replacements and Paint Applications	2025	4 to 6	1	9,000.00	9,000															
4.361	1	1	Each	Gazebos, Structures and Deck Replacement	2030	20 to 25	6	48,000.00	48,000															
4.500	1	1	Allowance	Landscape, Partial Replacements (2025 is Budgeted)	2025	N/A	1	80,000.00	80,000															
4.500	6	6	Each	Light Poles and Fixtures	2028	10 to 15	2	3,400.00	20,400															
4.520	10,640	10,640	Square Feet	Pavement, Masonry	2028	10 to 15	4	7.00	74,480															
4.640	62,100	62,100	Square Feet	Perimeter Walls, Sheds, Inspections and Capital Repairs	2025	8 to 12	1	1.10	68,310															
4.660	1	1	Allowance	Playground Equipment	2040	15 to 20	6	62,500.00	62,500															
4.700	1	1	Each	Ponds, Amenities, Large Fountain	2036	10 to 15	12	10,500.00	10,500															
4.701	6	6	Each	Ponds, Amenities, Subsurface and Small Fountains	2036	10 to 15	12	2,000.00	15,000															
4.709	3	3	Allowance	Ponds, Detention Basins, Dry Ponds, Phased	2025	N/A	2	20,000.00	20,000															
4.710	2,450	810	Linear Feet	Ponds, Erosion Control, Wet Ponds, Partial	2035	10 to 15	12 to 20+	55.00	44,550															
4.760	180	180	Square Feet	Retaining Wall, Timber (Replace with Timber)	2028	15 to 20	4	80.00	14,400															
4.768	2	2	Allowance	Security System, Phased	2029	10 to 15	5 to 12	30,000.00	30,000															
4.800	1	1	Allowance	Signage, Renovation	2025	15 to 20	2	20,000.00	20,000															
4.820	1	1	Allowance	Site Furniture	2035	15 to 25	11	27,500.00	27,500															
4.828	220	220	Square Yards	Sport Court, Basketball, Color Coat	2028	4 to 6	4	22.73	5,000															
4.830	1,530	1,530	Square Yards	Sport Court, Basketball, Surface Replacement	2033	20 to 25	9	46.00	10,120															
4.840	430	430	Linear Feet	Sport Courts, Tennis, Color Coat	2028	4 to 6	4	9.53	14,593															
4.850	1,530	1,530	Square Yards	Sport Courts, Tennis, Fence	2033	10 to 25	9	45.00	19,350															
4.850	2	2	Each	Well Project, Proposed Installation, Phased	2033	10 to 25	9	46.00	70,380															
4.859	2	2	Each	Well Project, Proposed Installation, Phased	2034	N/A	0 to 1	40,000.00	40,000															
Boat Dock Elements																								
8.355	2,790	2,790	Square Feet	Dock and Pilings, Composite and Wood, East Dock, Inspections and Capital Repairs	2033	10 to 15	9	15.00	41,850															
8.356	2,790	2,790	Square Feet	Dock and Pilings, Composite and Wood, East Dock, Replacement	2048	10 to 15	24	35.00	97,650															
8.400	2,610	2,610	Square Feet	Dock and Pilings, Composite and Wood, West Dock, Inspections and Capital Repairs	2038	10 to 15	15	15.00	39,150															
8.401	2,610	2,610	Square Feet	Dock and Pilings, Composite and Wood, West Dock, Replacement (2034 is Budgeted Reim)	2024	10 to 30	0	154.03	271,514															
1	1	1	Allowance	Reserve Study Update with Site Visit	2025	2	2	4,000.00	4,000															
Anticipated Expenditures, By Year (\$1,550,481 over 30 years)																								
									301,000	201,415	78,413	22,174	147,614	35,631	114,105	0	0	193,123	48,151	229,668	152,009	0	45,919	

Printed on 3/7/2024

Expenditures - Section Paid on 3/7/2024